



# **Moving To Work**

## **Annual Report**

### **Fiscal Year 2005**

## **Introduction**

Fiscal year 2005 was a transitional year for the Moving to Work demonstration at the Vancouver Housing Authority. This year saw the implementation of the policy allowing participants in the program to cancel their contracts and opt out of the self-sufficiency program. This resulted in a large number of escrow forfeitures, as well as an increase in graduates to self-sufficiency. In addition to assisting participants with their decisions regarding continuation in the program, VHA staff were busy with planning for and implementing other aspects of the transition. A new records retention policy was implemented along with a redesign of the filing system; new third-party verification procedures were adopted, and caseloads were re-distributed to reflect the transition from the self-sufficiency program.

As this report is being written the VHA has received a second one-year extension to the MTW agreement for the purpose of “bridging” to a successor program now pending in legislation. The VHA hopes to continue in the MTW program, but with a more certain and long term agreement allowing for the design and implementation of a new demonstration that builds on lessons learned as well as new initiatives.

# I. Households Served

## A. Number Served

**Table 1**

**Number and Characteristics of Households Served**

	Planned <sup>a</sup>		Actual <sup>b</sup>	
	Public Housing	Vouchers	Public Housing	Vouchers
Total Number of Households	514	1946	513	1942
Distribution by Family Type				
Family	282	826	275	774
Elderly and/or Disabled	232	1120	238	1169
Distribution by Bedroom Size				
Studio	0	10	0	7
1 Bedroom	102	397	102	385
2 Bedroom	206	797	206	810
3 Bedroom	177	572	177	559
4 Bedroom	24	145	24	143
5 Bedroom	4	23	4	20
6 Bedroom	0	2	0	1
Distribution by Income Range				
Below 30% of Median	440	1668	455	1664
Between 30% and 50% of Median	71	275	51	263
Between 50% and 80% of Median	2	3	7	13
Above 80% of Median	0	0	0	1
Distribution by Race of HOH				
White	401	1645	400	1647
Black/African American	60	186	55	212
American Indian/Alaska Native	9	15	9	16
Asian	41	74	46	72
Native Hawaiian/ Other Pacific Is.	2	26	3	22
Unknown	0	0	0	3
Distribution by Ethnicity of HOH				
Hispanic or Latino	19	72	24	74
Not Hispanic or Latino	494	1874	489	1868

<sup>a</sup> From FY2005 MTW Annual Plan

<sup>b</sup> As of 3/31/2005

## B. Changes in Tenant Characteristics

**Table 2**

**Households Served – Historical Trends all MTW Households**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Total Number of Households <sup>a</sup>	2194	2058	1885	2235	2406	2455
Distribution by Family Type						
Family	58.07%	49.27%	46.84%	44.65%	45.01%	42.73%
Elderly and/or Disabled	41.93%	50.73%	53.16%	55.35%	54.99%	57.27%
Distribution by Bedroom Size						
Studio	00.05%	00.00%	00.21%	00.49%	00.42%	00.29%
1 Bedroom	26.89%	28.09%	23.29%	22.55%	20.28%	19.84%
2 Bedroom	35.92%	34.94%	38.56%	40.45%	40.86%	41.39%
3 Bedroom	30.31%	30.13%	30.82%	28.64%	30.47%	29.98%
4 Bedroom	05.56%	05.44%	05.68%	06.26%	06.82%	06.80%
5 Bedroom	01.09%	01.17%	01.27%	01.16%	01.08%	00.98%
6 Bedroom	00.18%	00.24%	00.16%	00.22%	00.08%	00.04%
Distribution by Income Range						
Below 30% of Median	79.54%	75.70%	75.44%	87.83%	86.16%	86.31%
Between 30% and 50% of Median	20.15%	20.50%	20.53%	10.78%	13.84%	12.79%
Between 50% and 80% of Median	01.87%	03.35%	03.77%	00.94%	00.00%	00.81%
Above 80% of Median	00.00%	00.29%	00.21%	00.00%	00.00%	00.08%
Distribution by Race of HOH						
White	82.41%	78.86%	80.42%	83.76%	83.42%	83.38%
Black/African American	08.43%	10.12%	08.91%	08.90%	10.76%	10.88%
American Indian/Alaska Native	00.50%	00.73%	00.74%	00.89%	00.96%	01.02%
Asian	04.65%	04.71%	04.77%	04.65%	04.61%	04.81%
Native Hawaiian/ Other Pacific Is. <sup>b</sup>	-	-	-	00.85%	01.08%	01.02%
Unknown	02.19%	02.33%	02.12%	00.49%	00.00%	00.12%
Distribution by Ethnicity of HOH						
Hispanic or Latino	03.33%	03.11%	02.97%	03.27%	3.70%	03.99%
Not Hispanic or Latino	96.67%	96.89%	97.03%	96.73%	96.30%	96.01%

<sup>a</sup> Includes both MTW Public Housing Tenants and MTW Voucher Families

<sup>b</sup> This Race Category was included with Asian prior to FY2003

## C. Changes in Waiting List Numbers and Characteristics

**Table 3**

**Number and Characteristics of Households on the Waiting List at Fiscal Year End**

	FY2000		FY2001		FY2002		FY2003		FY2004		FY2005	
	PH	SC8	PH	SC8	PH	SC8	PH	SC8	PH	SC8	PH	SC8
Total Households	2149	2416	1031	2034	423	871	2467	2740	3380	4506	4025	5843
Distribution by Type												
Family	1397	1691	444	1089	225	566	1702	1616	2278	2656	2409	3294
Elderly/Disabled	752	725	587	945	198	305	765	1124	1102	1850	1616	2549
Distribution by Size												
1 Bedroom	1200	1075	739	877	379	389	1248	1322	1554	2125	1984	2810
2 Bedroom	534	766	139	647	12	280	781	862	1209	1451	1405	1882
3 Bedroom	274	435	80	384	8	140	342	446	456	766	515	960
4 Bedroom	85	105	27	83	2	38	76	90	129	134	86	152
5 Bedroom	23	41	31	32	14	17	16	15	26	25	33	34
6 Bedroom	15	12	15	11	8	7	4	5	5	5	6	6
Distribution by Income												
Below 30% of Median <sup>a</sup>	1681		852	1695	361	757	2264	2490	3134	4178	3742	5338
Between 30% and 50%	255		152	297	51	105	189	233	234	312	280	490
Between 50% and 80%	28		22	35	10	9	12	16	11	15	1	13
Above 80% of Median	6		5	7	1	0	2	1	1	1	2	2

<sup>a</sup> Income Data for FY2000 was not differentiated by program

## D. Narrative

The ratio of elderly and disabled families continued to increase relative to families with children in FY2005. This population is also the fastest growing throughout Clark County Washington. The waiting lists for both Vouchers and Public Housing again showed a dramatic increase this year.

## II. Occupancy Policies

### A. Changes in Concentration of Lower-Income Families, by Program

No changes occurred in the concentration of lower-income families

### B. Changes in Rent Policy

The VHA made no changes in rent policy for FY 2005.

### III. Changes in Housing Stock

#### A. Number of Units in Inventory

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**Table 4**

**Changes in Public Housing Stock**

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Project	Description	Projected Units	Actual Units
WA 8-1	Skyline	148	148
WA 8-2	Van Vista	40	40
WA 8-3	Fruit Valley/Hazelwood/Stapleton	50	50
WA 8-4	Scattered Units	55	55
WA 8-5	Scattered Units	36	36
WA 8-7	Scattered Units	60	60
WA 8-8	Scattered Units	18	18
WA 8-9	Scattered Units	12	12
WA 8-14	Scattered Units	10	10
WA 8-16	Ridgefield	12	12
WA 8-19	Scattered Units	11	11
WA 8-21	Scattered Units	14	14
WA 8-22	Scattered Units	30	30
WA 8-23	Scattered Units	5	5
WA 8-24	Camas	14	14
Total		515	515

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#### B. Narrative

No changes occurred in housing stock.

## IV. Sources and Amounts of Funding

### A. Planned Versus Actual Funding Amounts

**Table 5**

**Planned versus Actual MTW Funding FY2005**

Source	FY2005 Budget	FY2005 Actual	Difference
Public Housing Tenant Rents	830,000	948,913	118,913
Public Housing Operating Subsidy	762,643	787,529	24,886
Public Housing Comp Grant	916,982	1,147,353	230,371
Section 8	12,217,954	12,743,136	525,182
MTW Technical Assistance Grant	0	0	0
Interest	77,700	27,451	(50,249)
Other Revenue	212,298	279,750	67,452
Total	15,017,577	15,934,132	916,555

**Table 6**

**MTW Funding History**

Source	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Public Housing	998,075	1,042,254	1,032,420	1,040,784	954,053	828,655	948,213
Public Housing Operating	674,931	652,368	723,980	718,902	755,915	729,743	787,529
Public Housing Capital	1,381,802	805,248	1,187,545	1,011,761	909,678	1,046,585	1,147,353
Section 8	6,610,141	7,311,927	7,684,208	9,159,965	9,981,956	11,324,778	12,743,136
MTW TA Grant	0	0	128,251	56,080	29,752	7,841	0
Interest	72,554	33,332	146,317	62,264	57,229	73,040	27,451
Other Revenue	59,999	136,106	156,106	214,719	229,815	98,702	279,750
Total	9,797,502	9,981,235	11,059,686	12,264,475	12,918,398	14,109,344	15,934,132

### B. Narrative

There is no narrative to accompany this section.

### C. Consolidated Financial Statement

**Table 7****Consolidated Financial Statement FY2005 (unaudited)**

	<b>Total VHA</b>	<b>Consolidated MTW</b>	<b>Consolidated Non-MTW</b>
<b>Revenue</b>			
Dwelling Rent	11,902,488	948,913	10,953,575
Lease Revenue	-	-	-
HUD Grants / Admin Fees	16,338,626	14,678,018	1,660,608
Admin / Management Fees	149,636	-	149,636
Fees for Services	652,106	-	652,106
Interest	3,416,811	27,451	3,389,360
Other Non HUD Grants	61,381	-	61,381
Developer Fees	1,386,333	-	1,386,333
Port. Admin Fees	122,446	122,446	-
Other Revenue	1,439,770	157,304	1,282,466
<b>Total Revenue</b>	<b>35,469,597</b>	<b>15,934,132</b>	<b>19,535,465</b>
<b>Expenses</b>			
<b>PERSONNEL</b>			
Admin Salaries	1,706,240	124,631	1,581,609
Housing Assist Salaries	1,716,663	916,064	800,599
Maintenance Salaries	1,495,596	555,918	939,678
Employee Benefits	1,392,661	459,986	932,675
<b>TOTAL PERSONNEL</b>	<b>6,311,160</b>	<b>2,056,599</b>	<b>4,254,561</b>
<b>DISCRETIONARY</b>			
Admin Expenses	1,979,365	1,054,465	924,900
Housing Assistance - Other	38,170	5,180	32,990
Utilities	1,396,390	312,022	1,084,368
Maintenance Materials	604,745	96,885	507,860
Maintenance Contracts	248,950	70,060	178,890
Landscape	287,668	-	287,668
Turnover Expenses	573,600	-	573,600
Insurance	290,910	52,363	238,547
PILOT	-	-	-
Interest Expense	6,731,051	1,088	6,729,963
Depreciation	3,150,042	907,701	2,242,341
Other General Expense	781,852	71,507	710,345
<b>TOTAL DISCRETIONARY</b>	<b>16,082,743</b>	<b>2,571,271</b>	<b>13,511,472</b>
<b>PASS THROUGH</b>			
Housing Assistance Payments	11,998,637	11,482,847	515,790
<b>TOTAL PASS THROUGH</b>	<b>11,998,637</b>	<b>11,482,847</b>	<b>515,790</b>
<b>Total Routine Expenses</b>	<b>34,392,540</b>	<b>16,110,717</b>	<b>18,281,823</b>
Donations/Loans	65,557	-	65,557
<b>Total Expenses</b>	<b>34,458,097</b>	<b>16,110,717</b>	<b>18,347,380</b>
<b>Net Surplus(Deficit)</b>	<b>1,011,500</b>	<b>(176,585)</b>	<b>1,188,085</b>
Plus Depreciation	3,150,042	907,701	2,242,341
Less Principal on Debt	1,137,751	-	1,137,751
Less Replacement Reserve Deposits	337,506	-	337,506
Less Capital Costs Using Cash Flow	743,884	743,884	-
<b>Cash Flow</b>	<b>1,942,401</b>	<b>(12,768)</b>	<b>1,955,169</b>



## V. Uses of Funds

### A. Budgeted Versus Actual Expenditures

**Table 8**

#### Planned versus Actual MTW Expenditures FY2005

Expense	FY2005 Budget	FY2005 Actual	Difference
Administrative Expenses - LRPB	654,322	661,655	7,333
Administrative Expenses - S8	1,204,676	1,433,505	228,829
Maintenance Expenses	629,302	722,863	93,561
Utilities	309,430	312,022	2,592
Insurance	42,575	52,363	9,788
PILOT	-	-	-
Employee Benefits - LRPB	303,100	288,964	(14,136)
Employee Benefits - S8	187,922	171,022	(16,900)
Housing Assistance Payments	11,130,240	11,482,847	352,607
FSS Escrow - LRPB	-	(221,947)	(221,947)
FSS Escrow - S8	-	(525,100)	(525,100)
Other General Expense	-	71,507	71,507
Depreciation	769,157	907,701	138,544
Total	15,230,724	15,357,402	126,678

**Table 9**

#### MTW Expenditure History

Expense	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Admin Expenses - PH	596,979	769,543	853,889	633,788	796,294	660,563	661,655
Admin Expenses - S8	546,071	703,830	780,975	579,743	734,995	1,238,188	1,433,505
Maintenance Expenses	506,535	723,721	718,995	668,650	565,699	596,766	722,863
Utilities	166,730	221,129	250,680	251,159	252,930	309,191	312,022
Insurance	43,953	51,469	50,731	68,139	2,693	7,348	52,363
PILOT	72,624	84,444	21,796	40,845	75,000	75,000	-
Employee Benefits - PH	318,986	373,321	443,042	416,985	170,466	168,794	288,964
Employee Benefits - S8	174,209	203,860	241,933	227,704	145,211	163,810	171,022
HAP - S8	5,809,731	7,293,593	7,160,949	6,766,719	8,363,175	10,211,565	11,482,847
FSS Escrow - PH	69,424	91,005	188,469	167,325	145,577	13,100	(221,947)
FSS Escrow - S8	82,530	161,211	383,609	437,197	335,891	101,845	(525,100)
Other General Expense	33,547	75,942	61,892	28,235	<13,866>	18,476	71,507
Depreciation	0	730,541	802,528	805,852	742,020	788,554	907,701
Total	8,421,319	11,483,609	11,959,488	11,092,341	12,316,035	14,353,200	15,357,402

## B. Narrative

## C. Reserve Balance

**Table 10**

**Planned versus Actual MTW Reserves FY2005**

	FY2005 Projected	FY2005 Actual	Difference
Public Housing	510,300	504,911	(5,389)
Section 8	180,000	170,603	(9,397)
FSS/MTW Tenant Escrow	738,900	766,796	(27,896)
Total	1,429,200	1,442,310	(13,110)

**Table 11**

**MTW Reserves History**

	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Public Housing	569,057	462,969	479,686	461,836	462,082	495,433	504,911
Section 8	0	1,125,173	597,371	788,238	820,688	383,293	170,603
FSS/MTW Tenant Escrow	182,488	297,282	718,013	1,083,252	1,355,934	1,477,827	766,796
Total	751,545	1,885,424	2,028,288	2,333,326	2,638,704	2,356,553	1,422,310

## VI. Capital Planning

### A. Planned Versus Actual Expenditures

**Table 12**

**Planned versus Actual Capital Expense by Property FY2005**

Project	Description	Capital Needs	Projected Expense	Actual Expense
WA 8-1	Skyline	New Playground	30,000	75,574
		Sewer Replacement	-	10,955
		Concrete Replacement	-	8,125
WA 8-2	Van Vista	Finish Remodel	-	6,018
		Install A/C in Office	-	7,500
WA 8-3	FrVlly/Hzlwd/Stpltn	Fencing	-	11,437
WA 8-4	Scattered Sites		-	-
WA 8-5	Scattered Sites		-	-
WA 8-7	Scattered Sites	Roofing	35,000	-
WA 8-8	Scattered Sites	Roofing	35,000	-
WA 8-9	Scattered Sites	Roofing	35,000	-
WA 8-14	Scattered Sites		-	-
WA 8-16	Ridgefield		-	-
WA 8-19	Scattered Sites		-	-
WA 8-21	Scattered Sites		-	-
WA 8-22	Scattered Sites		-	-
WA 8-23	Scattered Sites		-	-
WA 8-24	Camas		-	-
All	Various PH Units	Interior Upgrades	300,000	276,089
		New Appliances	10,000	9,436
		Tree Pruning	-	750
Total			445,000	406,924

### B. Narrative

Work completed this fiscal year is as follows: A new playground at Skyline Crest which included demolition of the old playground and installation of a rubber surface and play equipment. We also added new fencing and landscaping to the project. Several residents at Skyline also had a need for more handicap accessible ramps and several units had ongoing sewer blockages that needed to be addressed. The office workers at Van Vista requested air conditioning in the main office. Due to the new Plum meadows project, a fence barrier was placed between it and existing apartments. The roofing project was moved to the summer of 2005. Our interior upgrades project added new roofs, windows, kitchen and bath cabinets, and tub surrounds to many scattered site units.

## VII. Management Information for Public Housing

## A. Vacancy Rates

### 1. Target Vs. Actual Vacancies by Property

**Table 13**

**Vacancy Rate – Targeted versus Actual FY2005**

Project	Target Rate	Actual Rate
Skyline	1.00%	2.02%
Van Vista	1.00%	1.03%
Fruit Valley/Hazelwood/Stapleton	1.00%	3.40%
All Scattered Units	1.00%	3.35%
Ridgefield	1.00%	11.85%
Camas	1.00%	5.42%
Overall Rate	1.00%	4.51%

**Table 14**

**Vacancy Rate – Historical Trends**

Project	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Skyline	1.67%	1.64%	0.55%	0.71%	1.22%	1.27%	2.02%
Van Vista	0.03%	1.07%	0.40%	0.41%	1.62%	0.86%	1.03%
FruitValley/Hzlwd/Stpltn	2.77%	1.23%	0.71%	1.16%	0.55%	0.96%	3.40%
All Scattered Units	2.45%	1.10%	0.58%	1.52%	0.80%	0.89%	3.35%
Ridgefield	0.00%	0.00%	0.53%	0.00%	2.63%	1.28%	11.85%
Camas	3.37%	0.16%	0.67%	2.17%	0.94%	3.13%	5.42%
Overall Rate	1.83%	1.20%	0.56%	1.07%	1.01%	1.08%	4.51%

### 2. Narrative

Vacancy rates were exceptionally high this year due the large number of families leaving Moving to Work.

## B. Rent Collections

### 1. Target vs. Actual Collections

**Table 15**

**Rent Collections**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Target Collection Rate	95%	95%	95%	95%	95%	95%
Actual Collection Rate	93%	96%	97%	98%	93%	95%

### 2. Narrative

The collection rate remained stable this year and met targets.

## C. Work Orders

### 1. Target vs. Actual Response Rates

**Table 16**

**Work Order Response Rate – Targeted versus Actual FY2005**

	Target Rate	Actual Rate
Routine Work Orders – Days to complete	12 Days	12.6 Days
Emergency Work Orders	Less than 24 Hrs	Less than 24 hrs

**Table 17**

**Work Orders – Historical Trends**

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Routine Work Orders	3.9 Days	7.8 Days	9.2 Days	12.9 Days	11.8 Days	12.6 Days
Emergency Work Orders	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs	Under 24 Hrs
Routine Work Orders	3,841	4,061	5,071	4,967	3855	4426
Emergency Work Orders	161	194	200	233	218	217

## 2. Narrative

The work order response rate dropped slightly this year to very close to target rate.

## D. Inspections

### 1. Planned vs. Actual Inspections Completed

**Table 18**

#### Annual Inspections Complete

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Target Inspection Rate	100%	100%	100%	100%	100%	100%
Actual Inspection Rate	100%	100%	100%	100%	100%	100%

## 2. Narrative

All Public Housing units were inspected at least once this year

### 3. Results of Independent PHAS Inspections

**Table 18**

#### PHAS Physical Score History

Project	Description	FY1999	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
WA 8-1	Skyline	73 a*	76 b	83 b	85 b	85 b	94 b	94 b
WA 8-2	Van Vista	62 a	75 b	42 c	99 a	99 a	99 b	99 b
WA 8-3	Frtylly/Hzlwd/Stpltn	86 a	73 b	84 b	73 b	73 b	97 b	97 b
WA 8-4	Scattered Units	80 c*	79 c	85 c	95 c*	95 c*	99 c	99 c
WA 8-5	Scattered Units	68 c*	67 c	87 c*	93 b	93 b	88 c*	88 c*
WA 8-7	Scattered Units	80 c*	65 c*	88 b	81 b*	81 b*	91 c*	91 c*
WA 8-8	Scattered Units	83 a*	81 b*	88 b	79 b	79 b	88 c	88 c
WA 8-9	Scattered Units	74 b*	63 c*	78 c	72 c	72 c	82 b*	82 b*
WA 8-14	Scattered Units	67 c*	53 c	74 c*	97 b*	97 b*	89 c*	89 c*
WA 8-16	Ridgefield	73 a*	64 b*	87 b	66 b	66 b	89 b	89 b
WA 8-19	Scattered Units	91 a	75 b	89 b	85 c*	85 c*	97 b*	97 b*
WA 8-21	Scattered Units	78 c	71 c	75 c	80 b	80 b	95 b	95 b
WA 8-22	Scattered Units	63 c	64 c*	73 c	76 c*	76 c*	91 c	91 c
WA 8-23	Scattered Units	73 a	69 b	81 b	89 b*	89 b*	90 c	90 c
WA 8-24	Camas	88 c*	80 b*	64 c	77 b*	77 b*	95 a*	95 a*
Average Score		75.93	70.33	78.53	83.13	83.13	92.26	92.26

\* = Smoke Detector Violation

a = No H&S deficiencies were observed other than smoke detectors

b = One or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies

c = One or more life threatening H&S deficiencies

## E. Security

### 1. Narrative

No planned or actual changes were made regarding security this year.

## VIII. Management Information for Section 8 Vouchers

### A. Leasing Information

#### 1. Target vs. Actual Lease Ups

**Table 19**

#### Planned versus Actual Lease Ups - MTW Vouchers

	FY2005 Projected	FY2005 Actual
Unit Months Authorized	23,352	23,352
Unit Months Leased	22,241	22,945
Percent Leased	95%	98%
Annual Budget Authority	12,217,954	12,217,954
Actual Expense <sup>a</sup>	12,217,954	12,743,136
Percent Funding Utilized	100%	104%

<sup>a</sup> Actual Expense equals housing assistance payments plus an imputed admin fee, not actual operating cost

**Table 20**

#### Historical Lease Up and Utilization

	FY1999	FY2000	FY2001	FY2002 <sup>b</sup>	FY2003	FY2004	FY2005
Unit Months Authorized	14,692	16,694	17,049	17,748	21,516	23,232	23,352
Unit Months Leased	14,533	17,503	17,190	16,462	18,244	21,756	22,945
Percent Leased	99%	105%	101%	93%	85%	94%	98%
Annual Budget Authority	6,610,141	7,311,927	7,864,208	8,180,025	10,043,760	11,324,778	12,217,954
Actual Expense <sup>a</sup>	6,610,141	8,278,225	8,523,785	7,786,134	9,225,088	11,449,753	12,743,136
Percent Funding Utilized	100%	113%	108%	95%	92%	101%	104%

<sup>a</sup> Actual Expense equals housing assistance payments plus an imputed admin fee, not actual operating cost

<sup>b</sup> New ACC's received during fiscal year are not included

## 2. Information and Certification of Data

### Rent Reasonableness

All new move-ins were compared to the rent reasonable library of non-assisted units along with all existing units at annual.

### Expanding Housing Opportunities

Outreach activities to landlords continued this year. The turn-back rate remained at around 11%, and the average time to lease-up also stayed very low (less than 3 weeks), demonstrating a variety of housing choice for new voucher holders.

### Deconcentration of Low-Income Families

**Table 21**

#### Voucher Deconcentration

Clark County WA Census Tracts by Poverty Rate	Number of Census Tracts	All Housing Vouchers FY2003	HCV with Children FY2003	All Housing Vouchers FY2004	HCV with Children FY2004	All Housing Vouchers FY2005	HCV with Children FY2005
Less than 10% below poverty	54	40.17%	47.74%	40.48%	49.33%	40.93%	49.81%
Between 10% and 20% poverty	23	35.93%	36.18%	36.06%	35.56%	33.82%	34.04%
Over 20% below poverty	7	23.32%	16.08%	26.46%	15.11%	25.25%	16.15%
Totals	84	100%	100%	100%	100%	100%	100%

## 3. Narrative

Deconcentration among families with children continued to improve.

## B. Inspection Strategy

### 1. Results of Strategy

**Table 22**

#### Section 8 Inspections

	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Annual Inspections	1243	1373	1336	1519	1726	1767
RFTA Inspections (New and Moves)	657	410	650	862	700	743
Re-Inspections of Fails	633	647	585	595	560	487
Total	2533	2430	2571	2976	2986	2997



	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Percent Failing First Inspection	33.32%	36.29%	29.46%	24.99%	23.08%	19.40%

## 2. Narrative

The number of inspections performed increased again this year despite a continuing trend of fewer required re-inspections for fail items.

## IX. Resident Programs and Self-Sufficiency

### A. Narrative

The dramatic increase in both payouts and forfeitures of escrow are due to the transition out of the MTW self-sufficiency program. As participants reach the end of their contracts they are choosing to either graduate or to cancel their contracts and forfeit any accrued escrow.

**Table 23**

#### MTW Participants Escrow Accounts

	FY1999 <sup>a</sup>	FY2000	FY2001	FY2002	FY2003	FY2004	FY2005
Escrow in Accounts	\$ 151,954	\$ 252,216	\$ 572,078	\$ 1,096,524	\$ 1,355,934	\$ 1,470,879	\$ 723,832
Clients with Accounts	63	274	486	561	612	635	271
Average Account	\$ 2,412	\$ 920	\$ 1,177	\$ 1,955	\$ 2,216	\$ 2,316	\$ 2,671
Escrow Paid Out		\$ 84,044	\$ 137,772	\$ 238,009	\$ 202,481	\$ 230,981	\$ 541,594
Escrow Forfeited		\$ 21,599	\$ 21,758	\$ 56,148	\$ 12,621	\$ 116,724	\$ 622,826
Number of Forfeits		29	23	37	9	62	331
Average Forfeit		\$ 745	\$ 946	\$ 1,518	\$ 1,402	\$ 1,884	\$ 1,882
Number of Graduates		20	51	63	87	70	127
Average Paid to Grads		\$ 4,202	\$ 2,701	\$ 3,778	\$ 2,237	\$ 3,300	\$ 4,265

<sup>a</sup> Prior to MTW, represents FSS participants later changed to MTW program

## B. PHAS Resident Survey

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**Table 14**

**Resident Assessment**

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Section	FY2003	FY2004	FY2005	National Average
Maintenance and Repair	87.60%	84.00%	95.40%	84.50%
Communication	75.60%	76.50%	72.50%	75.10%
Safety	67.80%	80.30%	82.00%	81.20%
Services	92.20%	88.10%	97.30%	91.30%
Neighborhood Appearance	60.20%	77.40%	77.70%	77.90%

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## X. Other Information Required by HUD

### A. Results of Latest Completed Audit (Attached)